Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marquis Homes, LLC. 1700 Hayes Street, Suite 102 Nashville, TN 37203	New Owner	114120A08600CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120087843 DEEDWARRSP
Recvd: 11/16/12 13:19 3 pgs
Fees:18.00 Taxes:133.20
20121116-0106020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$36,000.00**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MS Development Partnership, a Tennessee general partnership, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Marquis Homes, LLC., a Tennessee limited liability company, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 86 on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to MS Development Partnership, by Warranty Deed from CCH Partners, G.P., a Tennessee general partnership, dated May 10, 2005, of record in Instrument Number 20050510-0052716, as re-recorded in Instrument No. 20050520-0057093, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **316 Stonecrest Way, Nashville, Tennessee 37209**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **November, 2012.**

MS DEVELOPMENT PARTNERSHIP, a Tennessee general partnership

By: _____
Mack H. McClung, its General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Mack H. McClung** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **General Partner** of **MS Development Partnership,** the within named bargainor, a general partnership, and that such **Mack H. McClung,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the general partnership as **General Partner.**

Witness my hand and Seal at office on the **9th** day of **November, 2012.**

_____
Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, a lien not yet due and payable. The 2012 property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying its prorated share thereof to GRANTOR who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050421-0044398, Instrument No. 20060721-0088352, Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee.

4. Easement to Tennessee Electric Power Company of record in Book 787, page 3, Register's Office for Davidson County, Tennessee.

5. Easement of record in Instrument No. 20050510-0052716, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20080219-0015527, Register's Office for Davidson County, Tennessee.

7. Water Line Easement of record in Instrument No. 20080428-0042872, Register's Office for Davidson County, Tennessee.

8. Parking Lot Easement of record in Instrument No. 20080428-0042873, Register's Office for Davidson County, Tennessee.

9. Agreement for allowance of a trailorhouse of record in Book 3067, page 471, Register's Office for Davidson County, Tennessee.

10. Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 20770319-0032705, Register's Office for Davidson County, Tennessee.